

DISTRICT III ADVISORY BOARD

MINUTES

Tuesday, February 6, 2001

7:00 p.m.

Colvin Mini City Hall, 2820 S. Roosevelt

Members Present

Bill Ward (First Pro-tem)
Phyllis Hall
Matt Foley
John Kemp
Phil Bloomquist
Gene Fuhr
Jim Gulick
Jim Skelton
Judy Dillard

Members Absent

Lois Ann Newman
Brent Turnipseed
Council Member Lambke

Staff

Off. Ed Brower, South C.P.
Off. Michael Roets, South C.P.
Off. Jamie Crouch, East C.P.
Gene Rath, Public Works

ORDER OF BUSINESS

Call to Order

Bill Ward called the meeting to order at 7:00 p.m.

Approval of the Agenda

Bill Ward did not have any changes to be made to the agenda.

Public Agenda

1. Low Income Housing Tax Credit Project in Planeview

Rob Snyder, presented before the DAB board, the project of sixty (60) income apartments to be built on Sunnybrook next to his office in Planeview. He applied to the state for approximately 2.5 million in tax credits to help pay for it in exchange for targeting fifty-one (51) units to households under 60% median income for fifteen (15) years. He also told the board that he presented the project before the City Council that morning and the project was approved. These will be all new housing, no tearing down of old ones, built on nine (9) acres with off-street parking, a clubhouse, playground secured with lighting and 140 spaces for parking on the premises. They will be built out of wood with central heat /aire and the utilities will all be electric. There will be fifty-one (51) affordable income units and nine (9) medium income units. There will be ten (10) 640 square feet one-bedroom, two-bath units for \$285 a month; twenty-five (25) 800 square feet 2-bedroom, 2-bath units for \$425 a month and twenty-five (25) 960 square feet 3-bedroom, 2-bath units for \$475 a month.

Kirk and Anita Rikli, questioned the traffic at the 'T' of Clifton and Sunnybrook. Rikli was concerned with the increase in traffic that will emerge from this housing development. **Snyder** stated that Rutan is the best access for the tenants of this development. **Rikli** said there is a stop sign at Rutan that will discourage motorists from using Rutan, they will be more likely to go to Clifton since there is no stop sign at this intersection. **Kemp** asked if there has been a traffic count done at Clifton. **Rikli** said there hasn't been a traffic count done. **Kemp** said that if there is a traffic count done, the residents could request a traffic sign at Clifton if it is necessary. **Rikli** said they would look into getting a traffic count done. He also was concerned about the increase in children attending the schools. **Snyder** informed the board that he already spoke to Gwen Carol Holmes of Colvin Elementary, she is in favor of this improvement to the area. Snyder also informed DAB members that he already presented the project to the City Council and they have approved the project.

Action: Receive and file.

2. Off-agenda items

Recommendation: Provide comments/ take appropriate action.

Planning Agenda

3. Petition for Waterline Along Rutan at 71st Street South

Gene Rath, Assistant City Engineer, Department of Public Works, presented to the DAB board, the petition for a waterline at Rutan and 71st Street South. He demonstrated a display board, which represented the properties that signed the petition in favor for the waterline. The petition represents 87% of the improvement district area and represents 65% of the

By state law the petition is valid if the majority resident owners sign it or owners of the majority of the area. We see both of these cases in this petition. This project is still under design. Residents of this area showed samples of the water to

Project as estimated to you is at 126, 000 assessed in area of ownership. Person owning larger lot they will pay proportionately larger amount depending on the area. The estimated grade of estimated at 10 cents a square foot. The City Council will consider this item on March 6th, 2001.

Foley asked if the residents had well water. **Rath** responded that they were on well water. **Ward** asked if that area was paved. **Rath** answered that the area was not paved. **Fuhr** wanted to know what kind of sewer system the residents were on. **Rath** answered that they weren't on any sewer system, they have septic tanks. **Ward** asked if this is a dead end or is the main line feeding it, is it a single supply. **Rath** stated that the waterline

being constructed at another project would bring the waterline to approximately 71st and the Hillside area. These lines will be an 8" diameter line, which is adequate for this area. This project will have fire hydrants and the 8' lines are more than adequate for the residents and the fire hydrants. **Bloomquist** asked if they have existing wells, do they have to be tapped if they receive regular water. **Rath** answered there is no requirement that if public water is put in to the street that homeowners do not have to connect to it. **Foley** asked, if in addition to cost that these properties will be facing, would they be facing personal costs? **Rath** Yes, there are number of other costs involved. The tap fee, that pay to the City water department to replace water meter in front yard. That fee is currently \$330. Then plan equity fee, the fees is for new customers; it was \$940 last year. These fees are to be paid upfront that fee goes into the City to expand the water treatment capacity. **Foley** asked if the citizens were aware of these fees and if they still were willing to sign the petition. **Rath** answered that they were aware of the costs and they signed the petition.

Dillard (Foley) made the motion that this project be approved. (9-0)

Ward asked the general public if they had questions or comments:

Jon Silvers, 7000 S. Rutan, commented that everyone in that area has agreed to the fees and has signed the petition to receive City water. He also stated that out of the ten (10) owners, including CFC that nine (9) owners have agreed and one (1) owner hasn't agreed to the petition.

Jimmy Ogborn, 6850 S. Rutan, said that this is the first home he and his wife have owned. They just moved in a couple of months ago. He was asked to sign the petition to receive the waterline, he did sign the petition without knowing all the costs that were involved. He wanted to know how these amounts were arrived at. **Rath** answered that we estimate the linear foot to service the area, the number of fire hydrants, design cost, implementing costs, inspection costs we added all of it up and came up with the \$126,000 figure. Then we took that area and totaled the square footage of the area and divided the dollar amount of \$126,000. The City Council has come up with a hardship or low-income referral program, the owner has to meet the low-income guidelines and the property owner can have their assessment deferred as long as they meet the low-income guidelines.

Action: Receive and file.

Unfinished Business

4. Council Compensation Charter Ordinance

The proposed Charter ordinance establishing new terms of compensation for the City Council members and the Mayor was discussed at length in the January 30, 2001 DAB meeting. **Hall** () made the following motion: The District Advisory Board makes a motion to increase salaries for Wichita City Council Members from current wages to \$30,000.00 annually, with the stipulation that the increase in current salary be incremental and dispersed over a three year period. Furthermore, the DAB III believes

that the mayor's salary should not be \$75,000.00 annually, but should be \$60,000.00 annually, equaling or equivalent to the percentage in raise of the city council members, and this raise too, shall be incremental and dispersed over a 3 year period. (8-1) Jim Skelton opposed the motion.

Action: Board recommended increasing the salaries on a three (3) year incremental basis.

Community Police Report

Officer Brower spoke about current crime trends and statistics. Community Police Officers have distributed flyers on crime prevention to local area residents. There has been a special operation in progress to bust the series of burglaries happening in the area stripmall. The Special Operation is working successfully and crime has decreased considerably. **Officer Crouch** informed the Board of the crime statistics in the area. Larceny is down by 7% and car theft is down by 3%. There were six (6) cars impounded, four (4) of those cars were stolen. All of these cars were abandoned on Ross Parkway. **Officer Roets** has been diligently working on parking violations and the problems with parking and traffic at Anderson Elementary School. People leaving their car windows down or their cars unlocked have caused the larceny cases he has had.

Being no further business, **Mr. Ward** adjourned the meeting at 8:45 p.m.

Submitted by,

**Fátima Crump
Neighborhood Assistant**

Guests

Jimmy and Maria Ogden, 6850 S. Rutan
Aline Callies, 2589 S. Holyoke
Jon and Jana Silvers, 7000 S. Rutan
Kirk and Anita Rikli,